

**District VI Advisory Board  
Minutes  
[www.wichita.gov](http://www.wichita.gov)**

**Monday  
November 2, 2009  
6:30 p.m.**

**Evergreen Recreation Center  
2700 N. Woodland  
Lounge Clubroom**

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The District VI Advisory Board meeting was held at 6:30 p.m. at the Evergreen Recreation Center Lounge Clubroom 2700 N. Woodland. District VI councilwoman led the meeting with eight (8) District Advisory Board members in attendance, eight (8) city staff and four (4) members of the public who signed in.

**Members Present**

Marsha Carr  
Charlie Claycomb  
Bob Aldrich  
Scott Dunakey  
John VanWalleghen  
Pat Randleas  
Carol Skaff  
Jaya Escobar

**Members Absent**

**Staff Present**

Terri Dozal, Neighborhood Assistant  
Officer Sharp, Patrol North  
Officer Birdwell, Patrol West  
Officer Schwiethale, Patrol South  
B.C. Hughes, Fire  
Gary Janzen, Public Works  
Dale Miller, Planner  
LT. W. Givens, Police

**Guests**

Listed at end

**Council Member Janet Miller** called the meeting to order at 6:36 p.m. welcoming everyone. **Miller** asked members to introduce themselves and state their representation on the board.

**Approval of Minutes**

The minutes for October 5th were approved with amendments (**Carr/Aldrich 7-0**).

**Approval of Agenda**

The agenda was approved as submitted (**Aldrich/Skaff 7-0**).

**Public Agenda**

1. **Scheduled items:** *Karen Liphthold*, Youthville discussed the Multi-Dimensional Foster Care program that has been in effect for two years. They now have 14 homes with a 93% success rate. *Liphthold* stated she had left literature about the program on the table in the back. She continued to say there are still between 25-35 kids daily on a wait list (ages 10-18) for homes and is very proud of the program as kids are graduating and being successful in their accomplishments. *Liphthold* said she would speak at neighborhood meetings to explain about the program if they would like for her to and can be contacted at 529-9270 or [Liphthold@youthville.org](mailto:Liphthold@youthville.org).

2. **Off-agenda items:** None at this time

\*\*\*\*\***Action:** Provide comments/take appropriate action.

**Staff Presentations**

3. **Community Police Report**

**Patrol South:** *Officer Schwiethale*, Old Town reported that crime trends will go down as the weather gets colder. There are concerns about parking when the Arena opens and we are meeting to discuss the issue. The parking stalls we have are

for the tenants and are private parking. The Sheriff's department has been watching from the top of the Old Town garage for security purposes. We have asked the skate park near Old Town to comply with Park Ordinance and now they close at 9 p.m. **Carr** asked who closes the gates at night in the parks. *Schwiethale* responded there were no gates at Old Town but it's possibly the Public Works department does this.

**Escobar** arrived at 6:45 p.m.

**Patrol West:** *Officer Birdwell*, Beat 11 stated the Sims Park gates don't always get closed but gates are to open at sunrise and close at sunset. *Birdwell* reported the crime trends for burglaries have increased on several beats. We are planning special assignments to try and combat this. We recently had four similar burglaries in one hour and thanks to the neighbors they gave us a vehicle description with tag and we stopped the vehicle and caught one suspect. Evidently the other suspect was dropped off around 13th/West and officers placed a bait vehicle there and were able to catch him. We now have the two suspects in custody. This should clear up the burglaries and we really appreciate the citizens reporting what they see suspicious in there neighborhoods. We continue to encourage locked car doors and keep your valuables out of sight. **Aldrich** stated the Orchard Park skate arena was tagged, cleaned and then tagged again along with the power utility box.

**Patrol North:** *Officer Sharp* said the overall crime rate had decreased but in early October there had been a rash of robberies. Officers did a special assignment and caught the robber who was on parole but is now back in custody. There was another suspect we knew about because a citizen called in we were able to catch him. We had some gang problems in October and made 22 arrests but some feuding continues. **Carr** said there was graffiti along 18<sup>th</sup> street east of Topeka.

*Lt. Givens*, Police Investigations Auto Theft reported with the colder months coming people like to steal vehicles. Last year we had between five to seven cars stolen daily. It is a violation of state statue to leave the keys in a vehicle while it's running. Please don't leave your keys in the car while the vehicle is running. There were a total of 1854 cars stolen and over 170 of them that had the keys in the car. Some cars were recovered in good condition and others damaged.

\*\*\*\*\* **Action:** Receive and file

#### 4. **Fire Department Report**

*Battalion Chief Hughes*, Station #3 reported on the number of fires for Oct. 2009. There was a city wide total of 23 investigated with eight of them in District 6. The total of the fires was \$697,500 in structural and \$940,210 in content damage. One building fire on October 29<sup>th</sup> was in the old Riverside Hospital with \$50,000 in structure and \$450,000 in contents. This report does not include medical alarms. *Hughes* also reported that Fire Prevention week was observed October 2-11 at various locations throughout the city. The city partnered with other area fire departments and service agencies which made the programs on fire education a success.

\*\*\*\*\* **Action:** Receive and file

#### **New Business**

##### 5. **Proposed route for the I-135 bike path, between MacAdams Park and Grove Park**

*Gary Janzen*, Public Works staff reviewed the previous plan presented before DAB and included he was here due to the selection of alternate paths for the proposed route. *Janzen* explained the closing of the tunnel crossing under I-135 prompted staff to look for other options. The city has received an Energy Grant for almost \$1.6 million for the project.

The Board asked the following questions/comments: *responses in Italics*

- The total cost is \$1.6 million? *The grant awarded was \$1.6 million but the total cost is more.*
- What is the projected usage for the bike paths? *Not sure, there is a large connection gap in the route at present. We would like to tie-in to the Midtown Bike path at 15<sup>th</sup>/Broadway. This is a long road to connect but it would improve the path system and help with emissions as there would be fewer vehicles on the road.*
- Using stimulus dollars, how many jobs will be created to do this? *We are to receive \$10 million in stimulus money for the City and we will need to track how jobs are created and how the dollars are spent.*

- Were any avid biker's or bike club members involved in developing the path? *This is a very long path and is not located to a neighborhood. Most bicyclists may not use this particular path.* Well who was involved that knew a lot about cycling to help with the plan? **Miller** said she asked a cyclist his opinion and he said they would be more concerned if the path effected how people get to where they lived or worked.
- Will there be stripping in driveways for the public? *None at this time but other studies are being reviewed at present.*
- This is a good use of stimulus money. *The goal was not to get stimulus dollars; it just came out of the blue but will be a good use for us because if we don't use it someone else will.*
- This is going to be a great pathway, my wife and I tried to ride to WSU but didn't have a good connection. We will use this pathway.
- Along 21<sup>st</sup> street will you be removing the grass of business owners' properties? *There are zoning codes for landscape and we won't touch anything but city right-of-way.*
- What will the annual maintenance cost be? *The new City Manager is looking at shifting some dollars for funding maintenance.*
- I appreciate what you are doing and sooner or later it will be needed but at present the money should be used elsewhere. Why not consider this money for sidewalks.

\*\*\*\*\* **Action:** The District Advisory Board recommended to the City Council approval of the East Path route. (Dunakey/Skaff 7-1 Aldrich)

## Planning

### 6. MAPC Code Screening and Buffering Requirements

Dale Miller, Planner briefly reviewed the requirements that had been previously sent to members prior to the meeting. Member's comments were the document was very helpful in understanding the screening requirements.

**Dunakey** mentioned it was still difficult to understand the screening requirements for conditional use cases.

\*\*\*\*\***Action:** Receive and File.

### 7. CON2009-00032

The District VI Advisory Board (DAB) considered a City Conditional Use request for Wrecking and Salvage yard in GI General Industrial (GI) zoning generally located south of 21<sup>st</sup> Street North and East of Topeka Street.

The members were provided the MAPD staff report for review prior to the meeting. Dale Miller, Planner presented the case background, reviewed the staff recommendation, and answered questions of members and the public.

The Board asked the following questions/comments: *responses in Italics*

- Will this cross 21<sup>st</sup> street? 20<sup>th</sup> street already has major access. *No.*
- Will there be any storage for tires? *No storage of tires, but as they scrap the vehicles they do it with the tires attached.*
- What type of solid screening? **Miller** stated she had seen an old aerial photograph which shows a lot of trees that had been removed. **Carr** said they should use trees as screening even though they will be small at first.

Johnny Stevens, applicant said there would be an 8 ft. solid metal fence used for screening. **VanWalleghen** said this was a perfect site as it was remote and there was no residential. **Carr** asked if there was a reason for no housing and if planting landscape was included. *There will be no landscape.*

- How does this fit in with the 21<sup>st</sup> renovation plan? Dale Miller responded *this site is located with the 21<sup>st</sup> Street North Corridor Revitalization Plan*
- Will there be solid screening in the front? *Yes.*

There were no members of the public to speak in favor or opposition of the request.

\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend to City Council Approval (Aldrich/Claycomb 8-0) of the conditional use request based on staff recommendations and subject to conditions listed in the staff report.

#### 8. ZON2009-00032

The District VI Advisory Board (DAB) considered a City zone change from B Multifamily (“B”) to GC General Commercial (“GC”) generally located south of 29<sup>th</sup> Street North and west of Fairview.

The members were provided the MAPD staff report for review prior to the meeting. *Dale Miller*, Planner presented the case background, reviewed the staff recommendation, and answered questions of members and the public.

The Board asked the following questions/comments: *responses in Italics*

- What constitutes single story as this states a building will be 45 ft tall? *It can be a one level building up to 45ft. tall.*
- Can a strip mall or private school be considered as allowed uses? *Yes there is already residential development which is mixed zoning and why this was approved.*
- Was there a notification sign posted as I didn’t see one? *Yes but the sign had fallen down.*
- How long does a Protective Overlay stay in effect? *The Protective Overlay remains permanent even though on the zoning map it shows GC. There will be restrictions.*
- There will be eight full-time employees and the facility has restrooms, correct?

There were no members of the public to speak in favor or opposition of the request.

\*\*\*\***Action:** The District VI Advisory Board members made a motion to recommend to City Council Approval (**Aldrich/VanWalleghen 7-1Dunakey**) of the zone change request based on staff recommendations, subject to platting within one year and the following of the provisions of the Protective Overlay.

#### 9. OCI Inspection Update

*Julie Irvin*, OCI Housing supervisor presented the annual update on OCI Neighborhood Inspection, VNR and Environmental Issues for which she is responsible (document provided during presentation). *Irvin* stated the department is not in the market to collect money but the focus is to get housing in compliance to city ordinances. *Irvin* gave the percentages of the cases started, closed and those that remained open. She stated one of the hardest things to do is to find ownership on some properties and once they do they usually don’t want to fix it. This is because many owners are from out of state. *Irvin* said the property 250 N. St. Francis that has been reported for broken windows has an on-going case due to possible contamination. We had heard the County was looking at it for more parking for the area. **Carr** asked if on the properties marked VNR is there a better way to find out ownership of the property. *Irvin* responded they are meeting with law to see if we can go to the State on these properties and maybe put a lien on them.

**Carr** asked if it was possible to transfer ownership. *Irvin* responded there could be some prevention on what they owed if we tried that. **Aldrich** asked if there were any pending cases on the Campbell Property in Bridgeport due to their processing scrap. *Irvin* responded this was considered under Commercial zoning and she only knew there was stimulus dollars used for hiring two inspectors to work on commercial properties.

*Irvin* continued saying homeowners come and tell us they can’t afford to repair the property so we give those contacts to churches or Mennonite Housing for assistance. **VanWalleghen** asked how this qualified a property. *Irvin* said that anything that had been vacant and boarded, received two notices of violation or longer than 18 months could be considered. **VanWalleghen** said there were vacant houses in his neighborhood but the grass was kept mowed and *Irvin* said if the house is maintained it probably won’t qualify. We want to include that if a property owner is from out of state they have to have someone in town to keep track of their property.

**Claycomb** stated that near 100 N. Mead there is an occupied building owned by an ex City Council Member with many problems and continues to say he will take care of it but hasn’t for awhile now. *Irvin* said she would have someone go by and look at it.

*Harlan Bascombe*, OCI supervisor for the East side of town also handed out a report with percentages for tall grass and weeds cases, nuisance cases with inoperable vehicles and emergency property board ups for which he is responsible. *Bascombe* included since August in target areas, with stimulus dollars his staff was able to go back to boarded up structures and secure the entire property where before they would only secure the damaged part of the home (window, door, etc.) **Randleas** asked if the inspector looks for problem properties or responds to complaints. *Bascombe* said the inspector does both. **Randleas** continued we need to be careful if we complain as the inspector then comes out and looks at everything. *Bascombe* answered the inspector tries to do all in one visit and if allowed he will walk all through the

property. **VanWalleghen** said his association Benjamin Hills/Pleasant Valley had instituted there own compliance committee by sending out a letter to the neighbor with the city code reference violation. The letter says if you don't take care of the problem we will contact the city. We have a 90% case resolution. **Bascombe** said that is a successful program. **Carr** included that some residents know how to get away with issues. They have a problem residence in Riverside and he does what he wants.

\*\*\*\*\* **Action:** Receive and File

#### 10. City of Wichita State Legislative Agenda

\*\*\*\*\* **Action:** The District VI Advisory Board made a motion to defer the presentation on City of Wichita State Legislative Agenda until December meeting (**Aldrich/Claycomb 8-0**)

#### BOARD AGENDA

##### 11. Problem Properties

**1210 Riverside:** Cars parked on the property

**2827 N. Wellington Place:** Salvage, junk and bulky waste.

\*\*\*\*\* **Action:** Receive and propose appropriate action.

##### 12. Neighborhood Reports

**Wichita Farmer's Market at Old Town** collected 4000 lbs. of food for the Food Bank.

**Riverside Citizens Association:** will hold their annual Chili Feed on Nov. 10<sup>th</sup> starting at 5 p.m.

\*\*\*\*\***Action:** Receive and file.

#### Updates from the Councilmember

##### Announcements

- Next DAB meeting will be on Monday, December 7, 2009

With no further business to discuss the meeting adjourned at 8:23 pm (**Escobar/Randleas 8-0**)

##### Guests

Ken Thomas

Christine Eberle

Cindy Claycomb

Jerry Prichard

Respectfully Submitted,

Terri Dozal, Neighborhood Assistant